

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry G. & Maria L. Jones, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section 400-1 to permit an accessory structure (swimming pool) to be located outside the 1/3 of the rear yard farthest removed from the side street (White Meadow Lane) and to permit a shed 14' from side & rear property lines instead of the required 30', and to allow the structures to occupy more than 50% of the lot area of the lot... of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

In order to have a pool installed, we must build outside the allowed area. It will not fit otherwise.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____ Legal Own. _____
Address _____ Address 4211 Winterode Way
Baltimore, Md. 21236
256-6931
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of October, 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1978 at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

November 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #67, Zoning Advisory Committee Meeting, October 14, 1980, are as follows:

Property Owner: Henry G and Maria L. Jones
Location: SW corner Winterode Way and White Meadow Lane
Acres: 75.60/80.00 X 100/95.60
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

HENRY G. JONES, ET UX
SW corner Winterode Way & White Meadow Lane
11th

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 21, 1980

CLERK'S OFFICE
1118 Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS

William E. Hammond
Zoning Commissioner

Department of Planning and Zoning

Department of Public Works

Department of Health and Human Services

Department of Social Services

Department of Transportation

Department of Recreation and Leisure Services

Department of Community Development

Department of Economic Development

Department of Environmental Services

Department of Fire and Police

Mr. & Mrs. Henry G. Jones, Jr.
4211 Winterode Road
Baltimore, Maryland 21236

RE: Item No. 67
Petitioners - Henry G. Jones, et ux
Variance Petition

Dear Mr. & Mrs. Jones:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hsk

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #67 (10-1-1980)
Property Owner: Henry G. & Maria L. Jones
SW cor. Winterode Way and White Meadow Lane
Acres: 75.60/80.00 X 100/95.60 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #176-4, executed in conjunction with the development of "Silvergate South", of which this property is part, Block "B" of the proposed plat "Silvergate South", Subdiv. No. 1, Baltimore.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a 5-foot drainage and utility easement along the rear of this property, which has not been indicated on the submitted plan.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #67 (19-1-1980).

Very truly yours,

ROBERT A. MOREEN, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

M-W Key Sheet
34 NE 24 & 25 Pos. Sheets
NW 9 P & G Topo
72 Tax Map

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duse, Superintendent

Towson, Maryland - 21204

Date: October 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

B.A.C. Meeting of: October 14, 1980

RE: Item No. 60, 67, 68, 69, 70, 71
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

WNP/Up

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner

Location:

Item No:

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicably and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

FROM: Petition No. 81-105-A Item 67

SUBJECT: Petition for Variances
Southwest corner of Wintorode Way and White Meadow Lane
Petitioner- Henry G. Jones, et ux

Date: November 13, 1980

Petition for Variances
Southwest corner of Wintorode Way and White Meadow Lane
Petitioner- Henry G. Jones, et ux

Eleventh District

HEARING: Tuesday, December 2, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

November 5, 1980

Mr. & Mrs. Henry G. Jones, Jr.
4211 Wintorode Way
Baltimore, Maryland 21236

NOTICE OF HEARING

RE: Petition for Variance - SW/C of Wintorode Way and White Meadow Lane - Case No. 81-105-A

TIME: 9:30 A.M.

DATE: Tuesday, December 2, 1980

PLACE: FROM J. J. COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
Zoning Commissioner of Baltimore County

December 12, 1980

Mr. & Mrs. Henry G. Jones, Jr.
4211 Wintorode Way
Baltimore, Maryland 21236

RE: Petition for Variances
SW/corner of Wintorode Way and White Meadow Lane - 11th Election District
Henry G. Jones, Jr., et ux - Petitioners
NO. 81-105-A (Item No. 67)

Dear Mr. & Mrs. Jones:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH/szl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Henry G. Jones, Jr.
4211 Wintorode Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of October, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Henry G. Jones, et ux
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 11/13/80
Posted for: Petition for Variance
Petitioner: Henry G. Jones, et ux
Location of property: 4211 Wintorode Way
Location of Signs: 4211 Wintorode Way
Remarks: 11th Election District
Posted by: William E. Hammond Date of return: 11/14/80
Number of Signs: 1

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time of one time before the 2nd day of December, 1980, the first publication appearing on the 13th day of November, 1980.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$100.00

PETITION FOR VARIANCE
11th DISTRICT

ZONING: Petition for Variance
LOCATION: Southwest corner of Wintorode Way and White Meadow Lane
DATE & TIME: Tuesday, December 2, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit an accessory structure (swimming pool) to be located outside the third of the rear yard farthest removed from the side street and to permit a shed 4 inches from side and rear property lines in lieu of the required 30 inches and to allow the structures to occupy more than 50 percent of that third of the lot.

The Zoning Regulation to be excepted as follows:
Section 400.1-Accessory structures
All that parcel of land in the Eleventh District of Baltimore County
Beginning at a point on the Southwest corner of Wintorode Way and White Meadow Lane and known as Lot 1, Block B of "Silvergate South" and recorded among the Plat Book 39, Folio 86, Baltimore County in the Eleventh District of Baltimore County

Being the property of Henry G. Jones, et ux, as shown on plat filed with the Zoning Department
Hearing Date: Tuesday, December 2, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 13.

LEGAL
NOTICESPetition for
Variances
11th District

Zoning: Petition for Variance
Location: Southwest corner of Wintorode Way and White Meadow Lane
Date & Time: Tuesday, December 2, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit an accessory structure (swimming pool) to be located outside the third of the rear yard farthest removed from the side street and to permit a shed 4 inches from side and rear property lines in lieu of the required 30 inches and to allow the structures to occupy more than 50 percent of that third of the lot.

The Zoning Regulation to be excepted as follows:
Section 400.1-Accessory structures
All that parcel of land in the Eleventh District of Baltimore County
Beginning at a point on the southwest corner of Wintorode Way and White Meadow Lane and known as Lot 1, Block B of "Silvergate South" and recorded among the land records of Baltimore County in Plat Book 39, Folio 86.

Also known as 4211 Wintorode Way.
Being the property of Henry G. Jones, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date:
Tuesday, December 2, 1980
AT 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF:
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., Nov. 13, 1980

This is to Certify, That the annexed
Petition - Jones

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 13th day of November, 1980.
Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

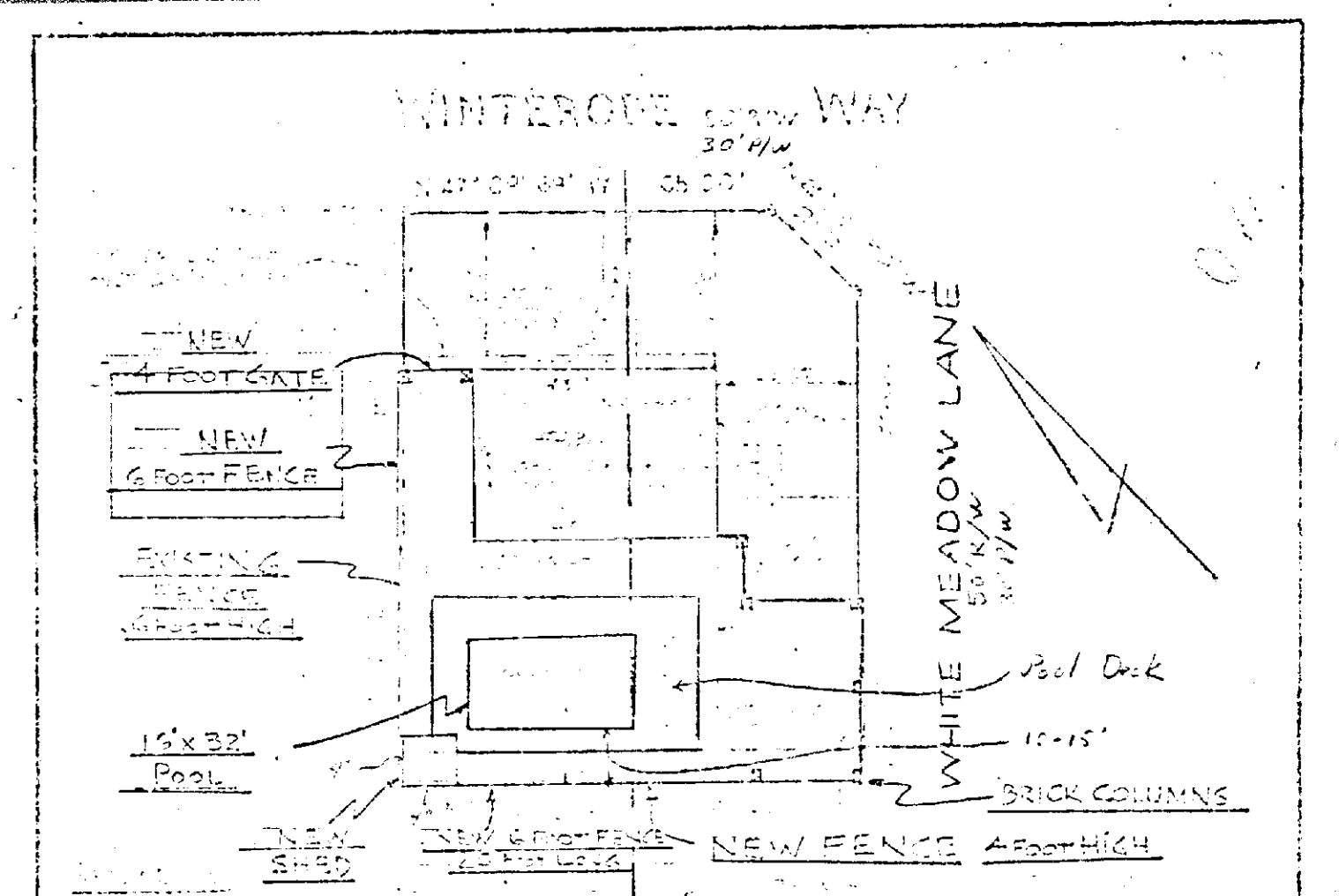
Your Petition has been received this 1 day of Oct, 1980.

Filing Fee \$ 75.00 Received: ☒ Check☐ Cash
☐ Other

Petitioner: Henry & Marie Jones Submitted by: Jones

Petitioner's Attorney: Reviewed by: [Signature]

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



Plat for Zoning Variance
4211 Wintorode Way
Scale 1"=30'
Zone: DR 5.5
11th Election District
Public Utilities East of Street

